85-775A Waianae Valley Road, Waianae 96792 * * \$1,270,000

 Beds: 6
 MLS#: 202324887, FS
 Year Built: 1961

 Bath: 2/0
 Status: Active
 Remodeled: 1975

 Respective: 1 968
 List Date & DOM: 10-28-2023 & 244
 Total Barking: 10

Living Sq. Ft.: **1,968** List Date & DOM: **10-28-2023** & **244** Total Parking: **10**

Average, Fair,

Land Sq. Ft.: **148,670** Condition: **Needs Major** Assessed Value

Repair

 Lanai Sq. Ft.: 0
 Frontage:
 Building: \$92,300

 Sq. Ft. Other: 0
 Tax/Year: \$133/2023
 Land: \$187,000

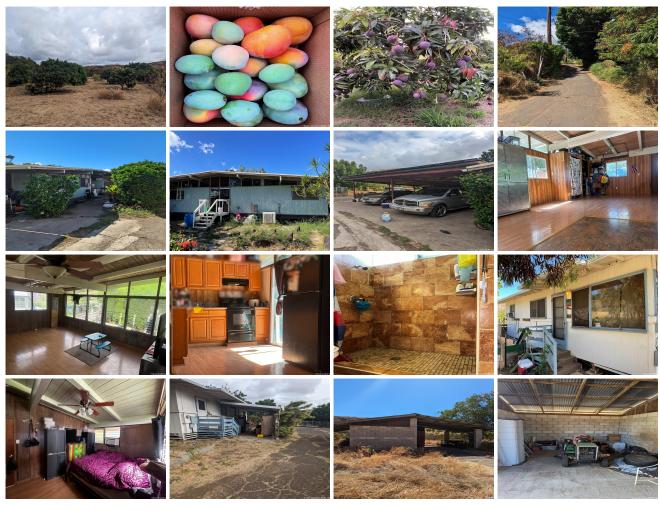
 Total Sq. Ft. 1,968
 Neighborhood: Waianae
 Total: \$279,300

 Maint./Assoc. \$0 / \$0
 Flood Zone: Zone D - Tool
 Stories / CPR: One / No

Parking: **3 Car+, Carport, Driveway** Frontage:

Zoning: 52 - AG-2 General Agricultural View: Mountain

Public Remarks: Diamond in the rough. 2 homes on 3.41 acres of farmland in fertile Waianae valley. Very private down a long driveway. Fully fenced. The homes have tenants on month to month leases. The homes are rough with lots of deferred maintenance. Besides the 2 homes, there is a large concrete block vegetable processing building, 2 carports and a building formerly used as a walk in fridge. Large greenhouse frame. The most significant feature of the land is the naturally fertile land and the producing mango orchard of around 30 trees. Also, 8 citrus trees, 2 star fruit, 2 guava, 1 tamarind, 1 avocado 15 neem trees. Seller says dried neem leaves sell for \$10/oz on Amazon. Fruit trees serviced by in-ground water pipe system. Irrigation piping map, soil analysis and list of mango trees are in supplements. Local food production is so needed and encouraged in these times. It can all be done here! Give this currently neglected farm the love it deserves and transform it into a food forest...you'll have a great start. So much potential here! Do not drive down driveway without an appointment. Do not disturb the tenants. **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
85-775A Waianae Valley Road	\$1,270,000	6 & 2/0	1,968 \$645	148,670 \$9	0	0%	0	244

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
85-775A Waianae Valley Road	\$133 \$0 \$0	\$187,000	\$92,300	\$279,300	455%	1961 & 1975

85-775A Waianae Valley Road - MLS#: 202324887 - Diamond in the rough. 2 homes on 3.41 acres of farmland in fertile Waianae valley. Very private down a long driveway. Fully fenced. The homes have tenants on month to month leases. The homes are rough with lots of deferred maintenance. Besides the 2 homes, there is a large concrete block vegetable processing building, 2 carports and a building formerly used as a walk in fridge. Large greenhouse frame. The most significant feature of the land is the naturally fertile land and the producing mango orchard of around 30 trees. Also, 8 citrus trees, 2 star fruit, 2 guava, 1 tamarind, 1 avocado 15 neem trees. Seller says dried neem leaves sell for \$10/oz on Amazon. Fruit trees serviced by in-ground water pipe system. Irrigation piping map, soil analysis and list of mango trees are in supplements. Local food production is so needed and encouraged in these times. It can all be done here! Give this currently neglected farm the love it deserves and transform it into a food forest...you'll have a great start. So much potential here! Do not drive down driveway without an appointment. Do not disturb the tenants. Region: Leeward Neighborhood: Waianae Condition: Average, Fair, Needs Major Repair Parking: 3 Car+, Carport, Driveway Total Parking: 10 View: Mountain Frontage: Pool: None Zoning: 52 - AG-2 General Agricultural Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number